WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 12/20/2020
(AFFIX SEAL)

AMY K FRYE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 12-20-2020

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerad Schutt	CMG Mortgage	096110116
(NAME)	(NAME)	
619 Gailwood Lane	3160 Crow Canyon Rd. Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 4129 DEEDWARR
09/25/2017 01:46:30 PM 2 pgs
Fees: $13.00 Taxes: $921.30
20170925-0097959

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Delmar R. Smith Sr., a married person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jerad Schutt and Julie Schutt, husband and wife**, hereinafter called the GRANTEE (S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 596 on the Plan of Cloverhill, Section 8, as of Record in Book 2331, Page 10 and 11, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Delmar R Smith Sr., a married person by Corrective Special Warranty Deed dated 11/19/2012 from Merrill Lynch Mortgage Investors Trust Mortgage Loan Asset-Backed Certificates of record in Instrument 201708290088514, Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters as set forth per Plat at Book 2331, Page 10, and plat at Book 2331, Page 11, said Register's Office; and (2) Restrictions of record in Book 2145, Page 262, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 619 Gailwood Lane, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and

representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 21st day of SEPTEMBER, 2017.

Delmar R. Smith Sr.

State of Tennessee
County of Wilson

Personally appeared before me Delmar R. Smith Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of September, 2017.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 3/19/19

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019